

## MINUTES

### WARRICK COUNTY AREA PLAN COMMISSION

Regular meeting to be held in Commissioners Meeting Room,  
Third Floor, Historic Court House,  
Boonville, IN  
Monday, March 11, 2019, 6:00 PM

**PLEDGE OF ALLEGIANCE:** A moment of silence was held followed by the Pledge of Allegiance.

**MEMBERS PRESENT:** Guy Gentry, President; Bill Byers, Richard Reid, Bob Johnson, Jeff Valiant, and Jeff Willis.

Also present were Morrie Doll, Attorney, Sherri Rector, Executive Director, and Kim Kaiser, staff

**MEMBERS ABSENT:** Amanda Mosiman

**MINUTES:** Upon a motion by Bob Johnson and seconded by Jeff Willis the Minutes from the regular meeting held January 11, 2019 were approved as circulated.

**PC-R-18-17 – Petition of Ted Browns Quality Paint & Body Shop, by Ted Brown, Owner-** to rezone .7562 acres located on the E side of Epworth Rd a distance of 1260' N of the intersection formed by Epworth Rd. and Oak Grove Rd. from "A" Agricultural to "M-1" Light Industrial Zoning District. Ohio Township 17-6-9. *Complete legal on file.* (Advertised in the Standard February 28, 2019)

Bill Bivins, Engineer for Ted Brown Quality Paints, and Ted Brown were present.

The President called for a staff report.

Mrs. Rector stated we did have all of the return receipts for the certified mailings except for one from Jeffrey & Leslie Stahl; however, we do have the white pay receipt showing it was mailed correctly. She said there was no minimum lot size for an "M-1" Zoning District. She stated the Comprehensive Plan had no projection for this area. She said the existing land use was farmland. She stated the surrounding zonings of land usage adjacent land to the north was zoned "M-1" and the rest of the surrounding area was zoned "A" Agricultural. She stated one-half of the parcel was in the AE Flood Plain and the rest lay in the 500-year flood plain. She said the parcel to be rezoned did not have frontage and was to go to the adjacent property to the north and west owned by Ted Browns Quality Paint and Body Shop, which had three existing driveways on Epworth Rd. She stated the use for the zoning was for an extensive expansion of his existing paint and body shop. She said this would be in compliance with the Comprehensive Zoning Ordinance and the application was in order.

The President asked if they had anything to add to the staff report.

Bill Bivins replied no.

Ascertaining there were no questions for or from the Board members and no remonstrators the President called for a motion.

Jeff Willis made a motion to approve PC-R-18-17. The motion was seconded by Bill Byers and passed with a vote of 5-1. Richard Reid voted against the rezoning.

The President told the applicant this would go to the Commissioner's meeting on April 8, 2019 at 4:00 pm.

Ted Brown asked if it would be here.

The President stated it would be in this room before the Board of Commissioners for final approval.

Mrs. Rector stated that this Board only gave a recommendation of approval it wasn't approving it. She said it only recommended it to the Commissioners.

Ted Brown replied okay, so the eighth of next month.

The President stated yes, April 8, 2019 at 4:00 pm.

Mrs. Rector stated the office would send him an agenda for the meeting to remind him.

Ted Brown stated he received his today for this.

Mrs. Rector asked if he had an email.

Ted Brown replied he did.

Mrs. Rector asked him to give it to Kim and we would email him instead of sending it by mail.

### **OTHER BUSINESS:**

Solar panel farm zoning classification

Mrs. Rector stated we wanted to continue this until April.

The President asked as well as the Urban Chickens.

Mrs. Rector replied yes, as well as the Urban Chickens.

**ATTORNEY BUSINESS:** None

**EXECUTIVE DIRECTOR BUSINESS:** None

Richard Reed made a motion to adjourn the meeting. The motion was seconded by Bob Johnson and the meeting adjourned at 6:07 p.m.

ATTEST:

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Sherri Rector, Executive Director

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Guy Gentry, President